



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
PECAN CREEK (LEANDER) HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Williamson §

1. Name of Subdivision: Pecan Creek
2. Subdivision Location: Williamson
3. Name of Homeowners Association: Pecan Creek (Leander) Homeowners Association, Inc.
4. Recording Data for Association:

 Plat is recorded under Document No. 2013083158
 Phase 2 is recorded under Document No. 2014095556
5. Recording Data for Declaration and any amendments:

 DCCR'S are recorded under Document No. 2013086695
 Supplemental DCCR's are recorded under Document No. 2015038788
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
7. Mailing Address and Contact Information for the Association and the Managing Agent:

①
 Spectrum Association Management
 17319 San Pedro Ave, #318
 San Antonio, TX 78232
 contact@spectrumam.com
 210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:
 - Administrative Transfer Fee - \$200.00
 - Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00

- Statement of Account only (Builder Sales Only)= \$120.00
 - Rush for Statement of Account only (Builder Sales Only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only (Builder Sales Only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Capitalization Fee = \$200.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 17th day of July, 2023.

Pecan Creek (Leander) Homeowners Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

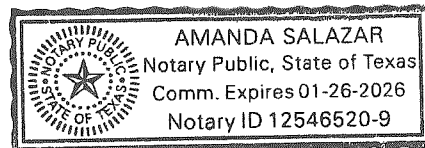
This instrument was acknowledged and signed before me on this 17th day of

July, 2023 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Pecan Creek (Leander) Homeowners Association, Inc., on behalf of said association.

Amanda Salazar
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2023060151

PMC Fee: \$30.00
07/21/2023 10:07 AM CFIRESTONE



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas